



Planning Board Public Workshop

Date: Tuesday, February 9, 2021

Location: Teleconference and Videoconference via Zoom (Instructions Listed Below)

Time: 6:00 PM

MEETING, AND WORKSHOP AGENDA

1. Public Workshop discussing cases for the upcoming February 23rd Public Meeting (subject to revision)
2. Open Discussion
3. Adjourn

February 9th Workshop Registration Instructions

Registration Link: https://us02web.zoom.us/webinar/register/WN_IAfL8KJXRQyEtFG1g607Lg

After registering, you will receive a confirmation email containing information about joining the webinar.

Zoom is a digital platform that may require you to have certain capabilities. For more information please visit: <https://support.zoom.us/hc/en-us/articles/204003179-System-Requirements-for-Zoom-Rooms>

The Planning Department will attempt to live stream the February 9th Workshop on YouTube and can be accessed using the following link:

<https://www.youtube.com/channel/UCw2w4Cdeal5sd8IQPUDlcyw/videos>

Public Workshop Agenda

PROJECT #00385

Application	DPR #0107
Property Address	425 North Pearl Street
Applicant	413 North Pearl Assoc LLC
Zoning District	MU-FW (Mixed-Use, Form-Based Warehouse District)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Conversion of +/-78,071 square feet of an existing warehouse into +/-82 dwelling units.

PROJECT #00368

Application	DPR #0101
Property Address	35 Commerce Avenue
Applicant	CFM 25 Industrial, INC
Zoning District	I-1 (Light Industrial)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Construction of a +/-17,320 square foot warehouse addition.

PROJECT #00398

Application	DR #0109
Property Address	512-514 Bradford Street
Applicant	Pinewood Realty LLC
Representing Agent	Albert Szesnat
Zoning District	R-2 (Two-Family)
Request	Demolition Review - §375-5(E)(17)
Proposal	Demolition of a +/-820 square foot detached accessory garage.

PROJECT #00399

Application	DR #0110
Property Address	97 Ryckman Avenue
Applicant	Southwood Realty LLC
Zoning District	R-M (Multi-Family)
Request	Demolition Review - §375-5(E)(17)
Proposal	Demolition of a +/-594 square foot detached accessory garage.

PROJECT #00396

Applications	CUP #0038; DPR #0115
Property Address	22 Holland Avenue
Applicant	Ed Baksh, The Parikh Network
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use Community Urban)
Request	Concept Review of a Major Development Plan - §375-5(E)(14)
Proposal	Construction of a +/-2,472 square foot restaurant with a drive-through facility.

PROJECT #00397

Applications	CUP #0039; DIST #0005; DPR #0116
Property Address	1385 Washington Avenue
Applicant	Jacky He, DMG Investments
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use Community Urban)
Request	Concept Review of a Major Development Plan - §375-5(E)(14)
Proposal	Construction of a five-story dormitory with +/-184 units and a parking garage and surface parking lot totaling +/-98 parking spaces.